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Chapter 7 Trustee  
7

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **SANTA ANA DIVISION**  
11

12 In re  
13 JAMIE LYNN GALLIAN,  
14 Debtor.

Case No. 8:21-bk-11710-ES  
Chapter 7

**TRUSTEE'S NOTICE OF INTENT TO  
ABANDON ESTATE'S INTEREST IN  
CLAIMS AGAINST RANDALL L.  
NICKEL RELATING TO THE  
OCTOBER 2018 TRANSFER OF THE  
DEBTOR'S INTEREST IN THE  
PROPERTY COMMONLY KNOWN AS  
4476 ALDERPORT DR. #53,  
HUNTINGTON BEACH, CALIFORNIA  
92649**

[No Hearing Required]

21 **TO ALL CREDITORS AND INTERESTED PARTIES:**

22 **PLEASE TAKE NOTICE THAT** Jeffrey I. Golden, as the Chapter 7 trustee (the  
23 "Trustee") for the bankruptcy estate (the "Estate") of Jamie Lynn Gallian (the "Debtor"), seeks to  
24 abandon the Estate's claims against Randall L. Nickel ("Nickel") arising solely out of the October  
25 2018 transfer (the "Transfer") of the Debtor's interest in the property commonly known as  
26 4476 Alderport Dr. #53, Huntington Beach, California 92649 (the "Property") to Nickel  
27 (collectively, the "Claims"), including any claims under the Uniform Voidable Transactions Act  
28 (California Civil Code §§ 3439 et seq.) and 11 U.S.C. § 544.

1 The Trustee has investigated the Claims relating to the Transfer of the Property and has  
2 concluded that there is little to no value to the Estate in pursuing the Claims because the Trustee is  
3 not likely to recover more than the fees and costs to be incurred by the Estate. Accordingly, the  
4 Trustee believes that the Claims are burdensome to the Estate and of inconsequential value to the  
5 Estate. Therefore, the Trustee hereby gives notice of his intention to abandon the Claims.

6 **NOTICE IS ALSO GIVEN** that, pursuant to Local Bankruptcy Rule 6007-1 and  
7 9013-1(o)(3), any objection and request for a hearing must, not later than fourteen days from the  
8 date of service of this notice, plus an additional three days if served by mail or pursuant to  
9 Fed. R. Civ. P. 5(b)(2)(D) or (F), be filed with the Clerk of the Bankruptcy Court and served on:  
10 (1) Jeffrey I. Golden, Trustee, 650 Town Center Drive, Suite 600, Costa Mesa, CA 92626; (2) the  
11 Office of the United States Trustee at 411 West Fourth Street, Suite 7160, Santa Ana, CA 92701;  
12 and (3) counsel for the Trustee whose addresses is listed on the top left hand corner of this notice.

13 Pursuant to Local Bankruptcy Rule 6007-1(d), if no timely objection and request for a  
14 hearing are filed and served, the Trustee will take the intended action without further notice or  
15 order of the Court. Any objections not timely filed and properly served will be deemed waived.

16 Pursuant to Local Bankruptcy Rule 6007-1(d)(2), the Trustee may lodge a proposed order  
17 confirming the Trustee's abandonment of the Check but is not required to do so.

18 **NOTICE IS ALSO GIVEN** that, in the event that the Trustee receives an acceptable offer  
19 to purchase the Claims before the expiration of the objection period set forth herein, the Trustee  
20 reserves the right to withdraw this notice and seek Court approval of a sale of the Claims to the  
21 highest bidder.

22  
23 DATED: August 25, 2022

DANNING, GILL, ISRAEL & KRASNOFF, LLP

24  
25 By: /s/ Aaron E. de Leest

26 AARON E. DE LEEST  
27 Attorneys for Jeffrey I. Golden,  
28 Chapter 7 Trustee

DATE OF MAILING: August 25, 2022

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 1901 Avenue of the Stars, Suite 450, Los Angeles, CA 90067-6006.

A true and correct copy of the foregoing document entitled (*specify*): TRUSTEE'S NOTICE OF INTENT TO ABANDON ESTATE'S INTEREST IN CLAIMS AGAINST RANDALL L. NICKEL RELATING TO THE OCTOBER 2018 TRANSFER OF THE DEBTOR'S INTEREST IN THE PROPERTY COMMONLY KNOWN AS 4476 ALDERPORT DR. #53, HUNTINGTON BEACH, CALIFORNIA 92649 will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On August 25, 2022 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: ☒ Service information continued on attached page.

**2. SERVED BY UNITED STATES MAIL:** On August 25, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by causing to be placed a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page.

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. ☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 25, 2022

*Date*

Vivian Servin

*Printed Name*

/s/ Vivian Servin

*Signature*

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)**

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Brandon J Iskander on behalf of Plaintiff The Huntington Beach Gables Homeowners Association  
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Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

## **2. SERVED BY U.S. MAIL**

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